

HOUSING NOW

Greater Toronto Area



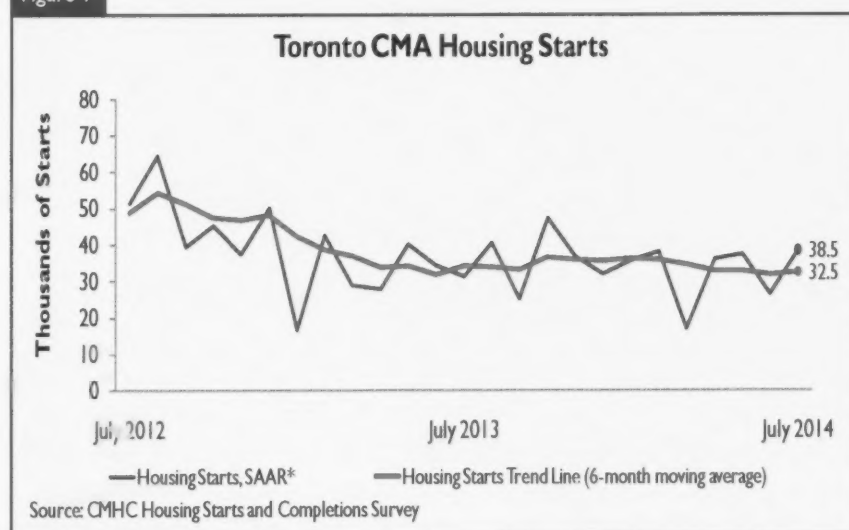
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2014

Highlights

- Total housing starts trended slightly higher in July
- High rise starts were strong within City of Toronto while Brampton recorded strong single-detached home starts
- Existing home sales remained strong

Figure 1

* SAAR¹: Seasonally Adjusted Annual Rate.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Toronto Census Metropolitan Area (CMA) trended slightly higher at 32,475 units in July compared to 32,024 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. An increase in apartment starts pushed up the total housing starts tally in July, which follows the low activity from the previous month. However, overall starts are still on course to moderate by the end of the year as fewer sales

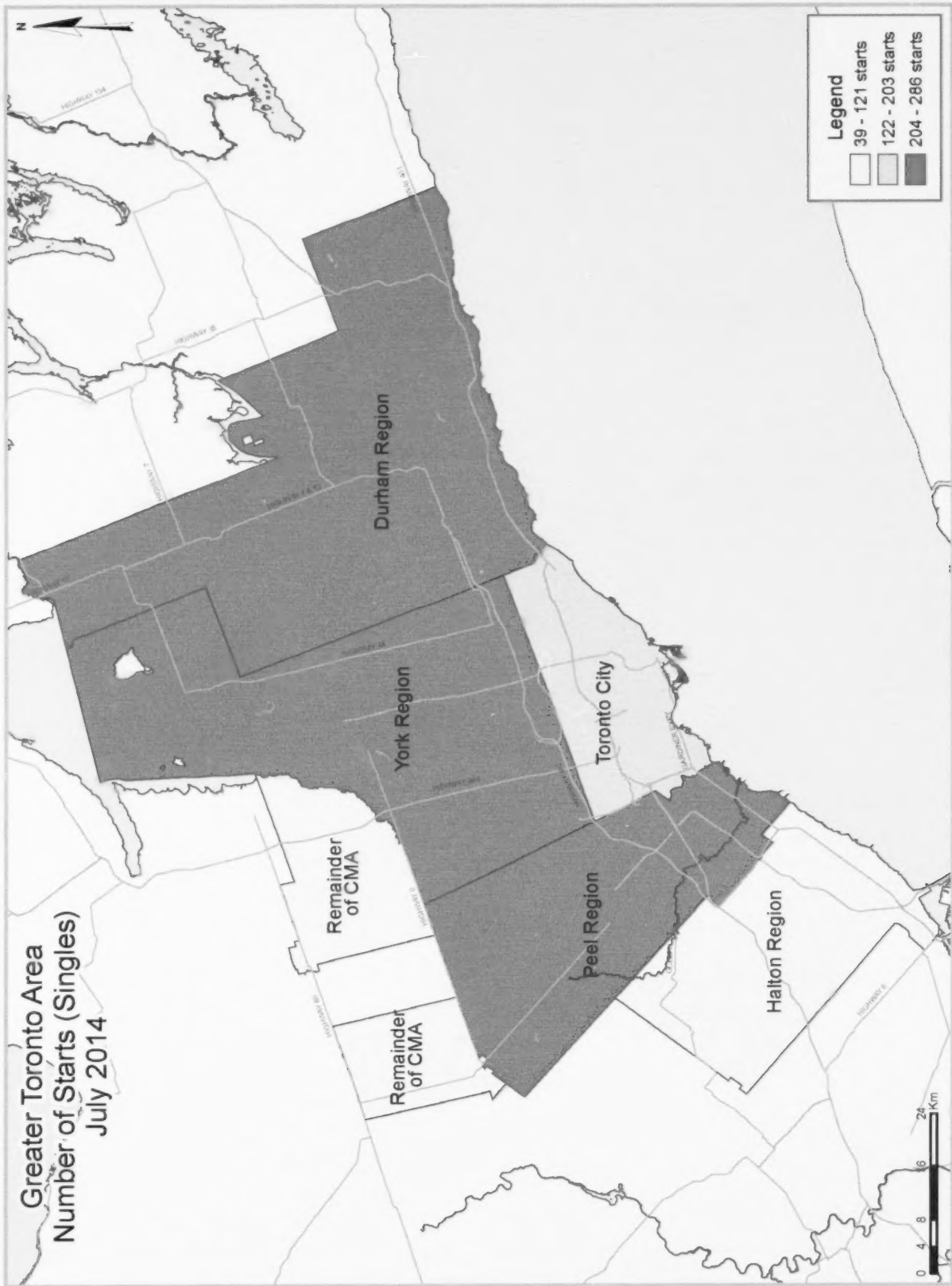
in previous years translate to fewer starts.

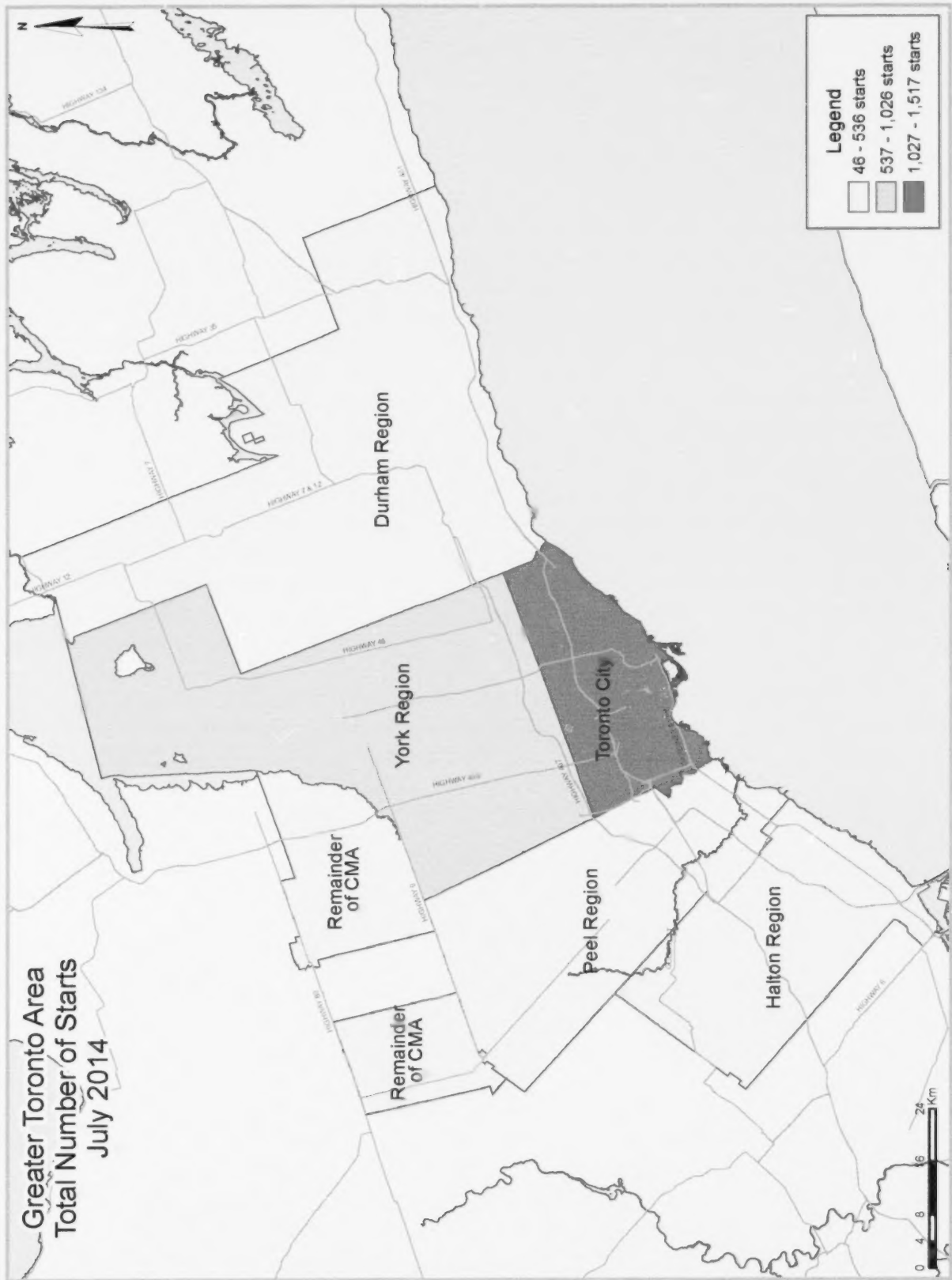
City of Toronto recorded the highest number of starts in July compared to a year earlier mainly due to strong apartment starts. York Region saw the second highest starts activity within the Toronto CMA mainly due to more low rise housing starts in Markham and Richmond Hill. Brampton recorded the highest number of single-detached home starts as their relative lower prices compared to many other submarkets within the

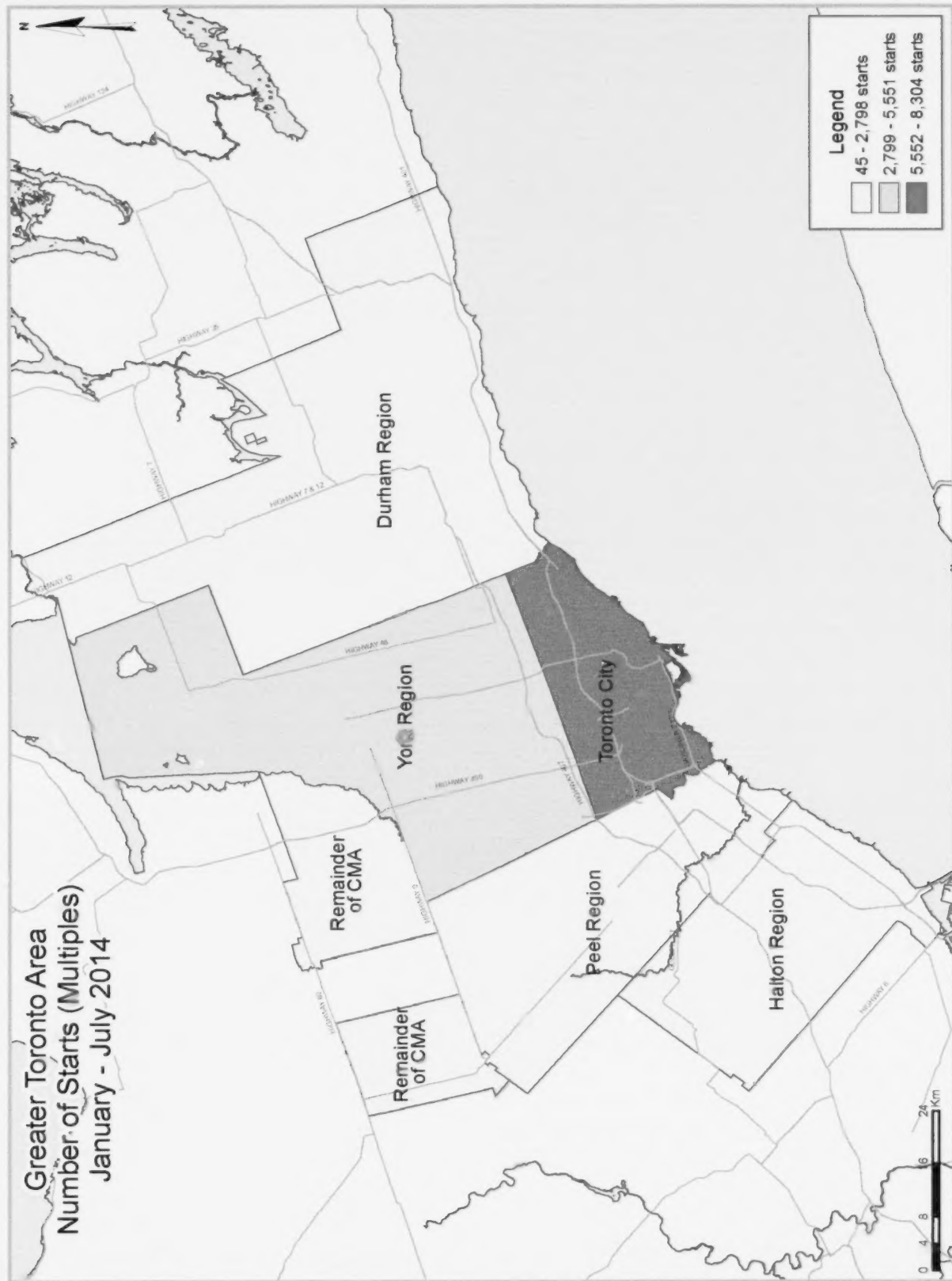
Toronto CMA continued to attract more homebuyers.

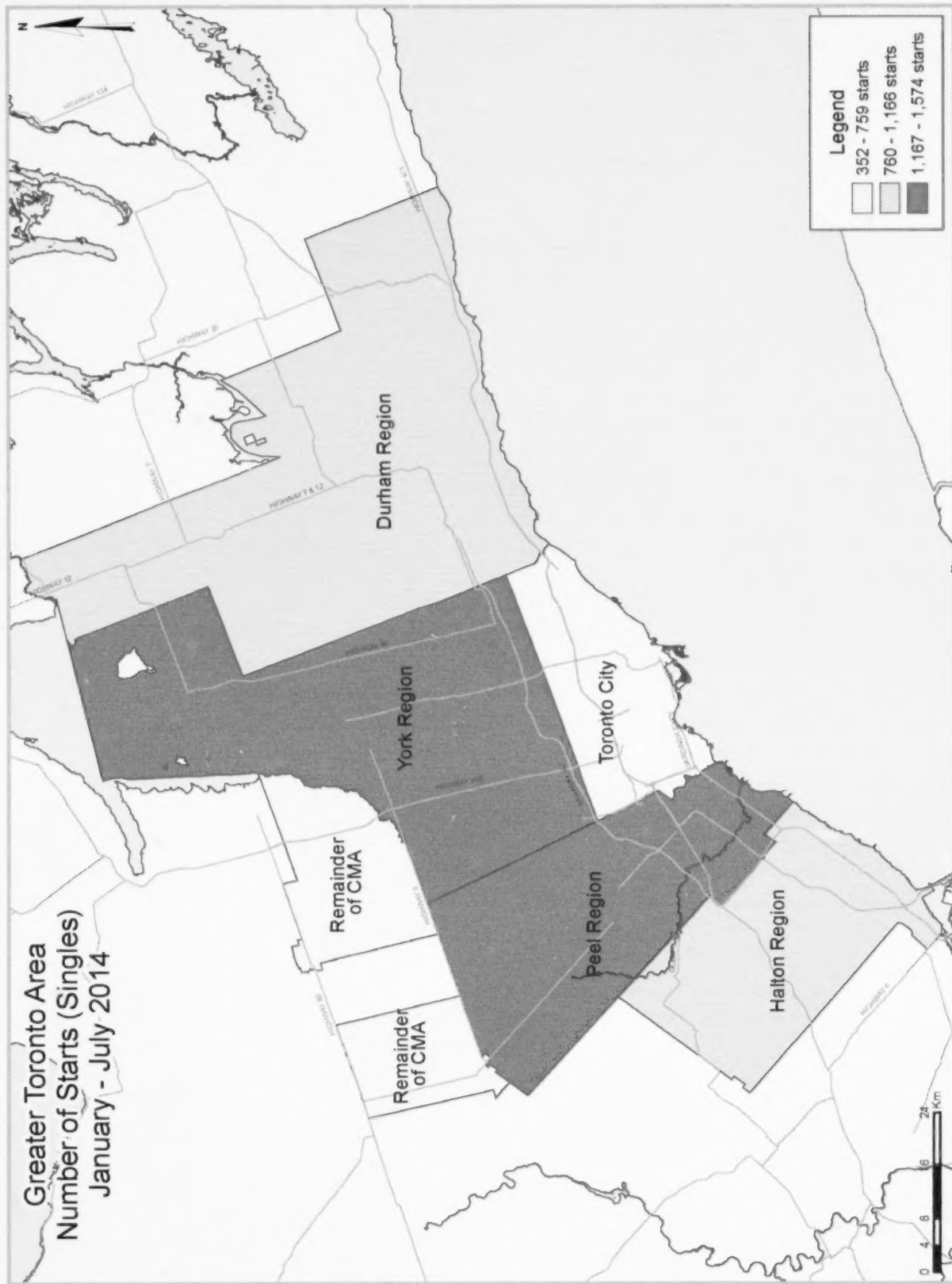
Seasonally adjusted existing home sales remained virtually unchanged from the previous month while the supply of new listings edged up slightly. High house prices in the Toronto CMA enticed more homeowners to list their homes up for sale. However, despite the increase in supply, stronger sales kept price growth up and the seasonally adjusted average resale home price increased by one per cent to reach \$560,882.

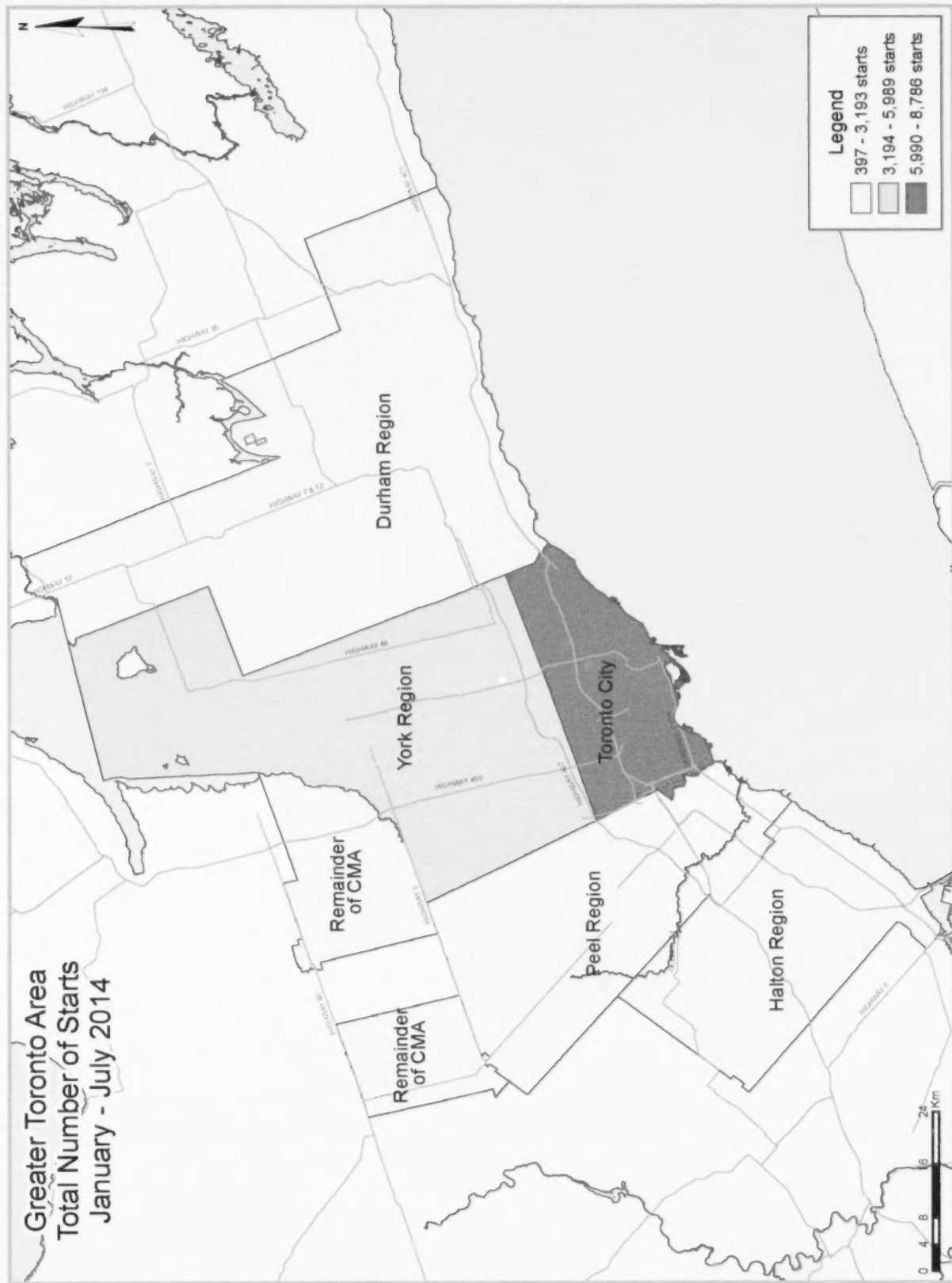


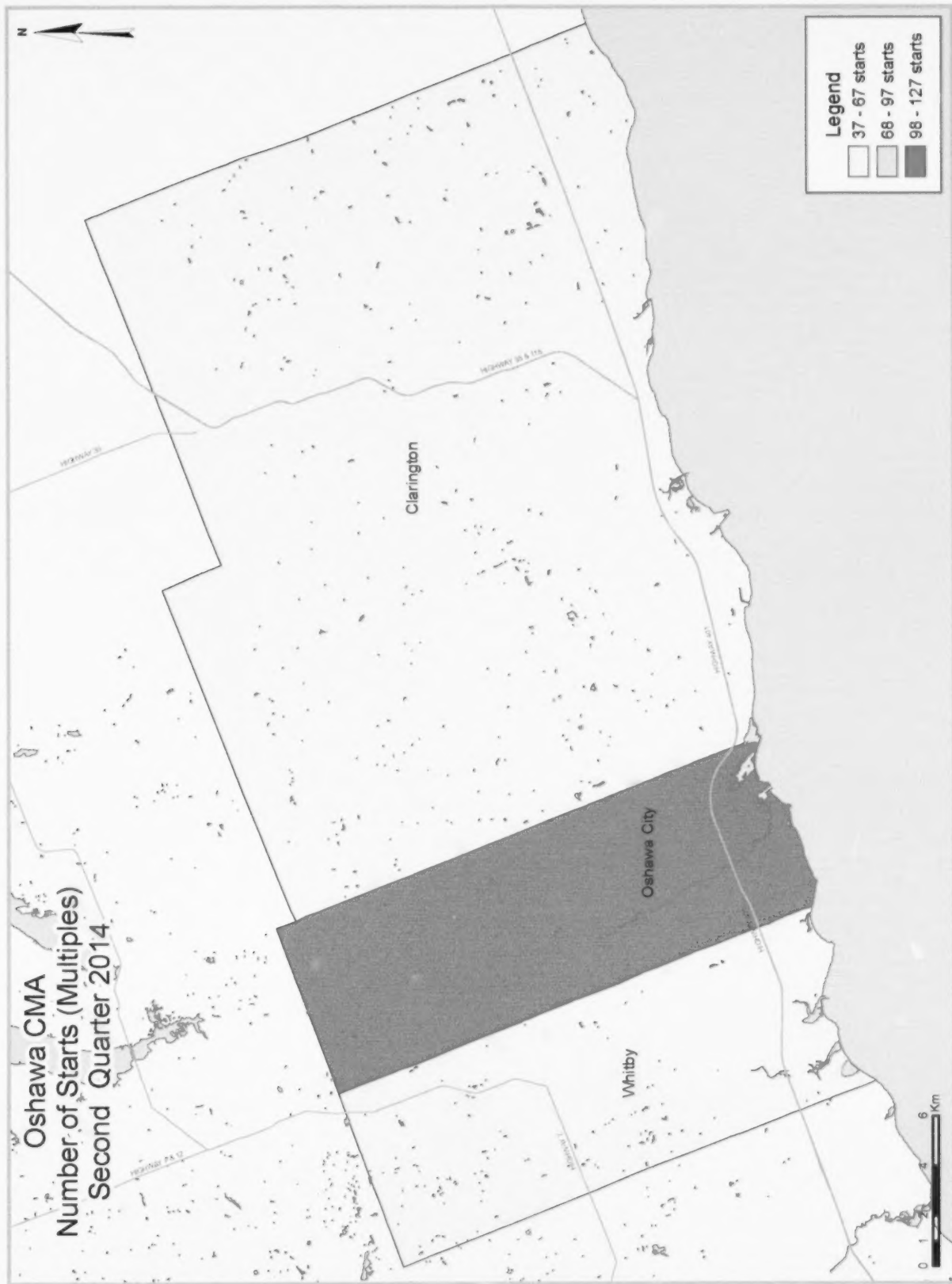


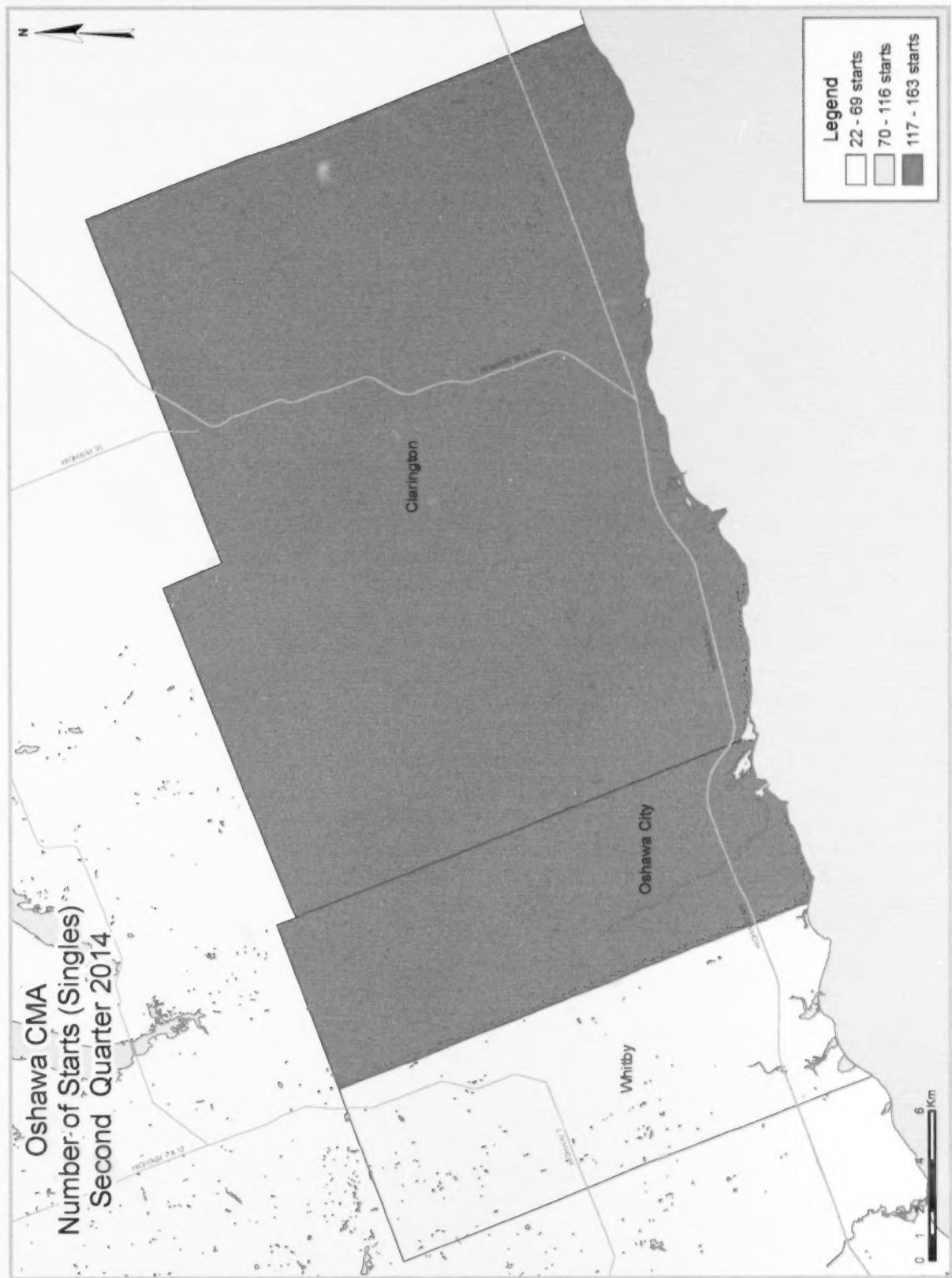




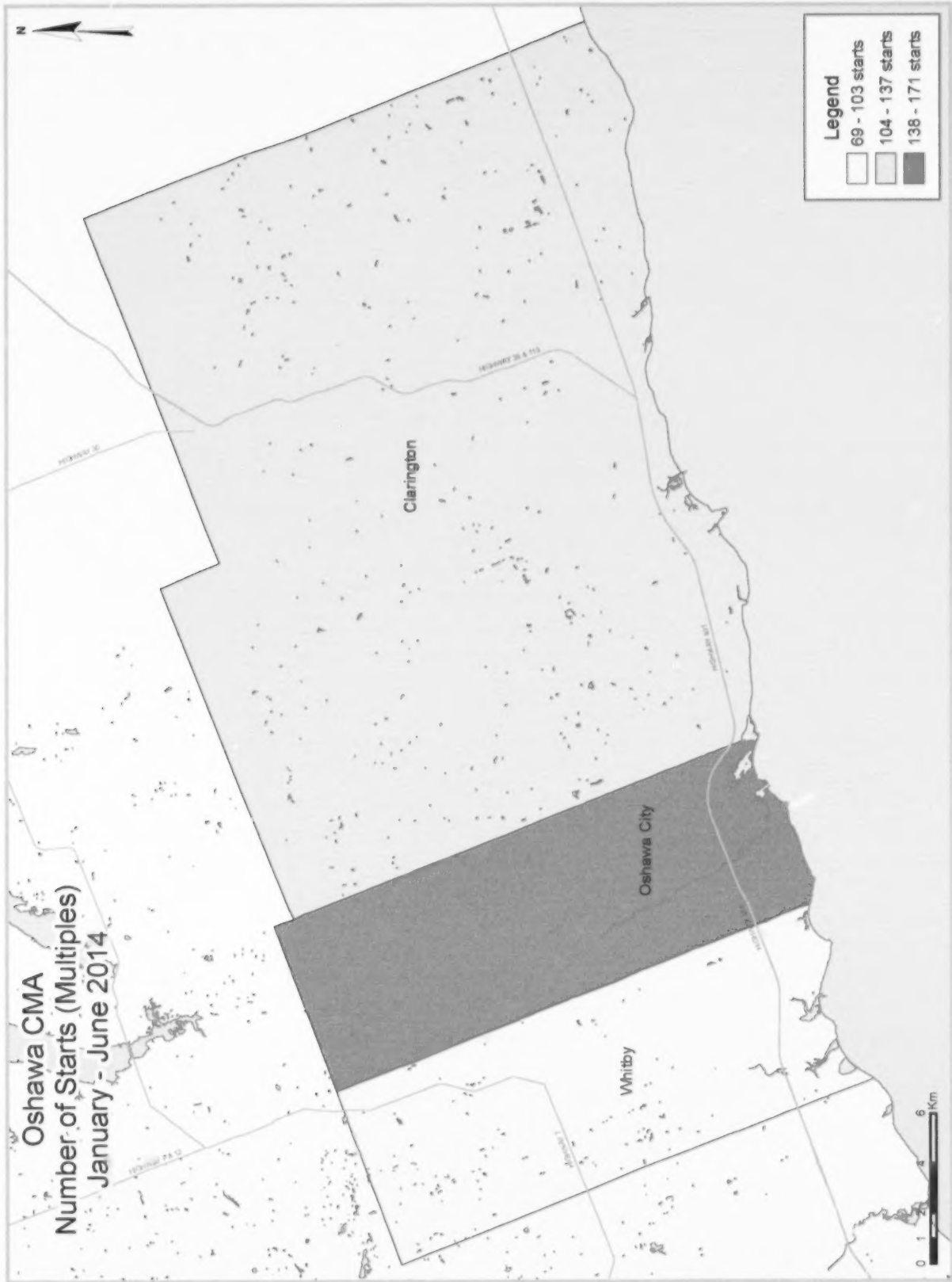
















ZONE DESCRIPTIONS - GREATER TORONTO AREA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA

Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
July 2014		
Toronto CMA ¹	June 2014	July 2014
Trend ²	32,024	32,475
SAAR	26,693	38,495
	July 2013	July 2014
Actual		
July - Single-Detached	842	960
July - Multiples	1,850	2,353
July - Total	2,692	3,313
January to July - Single-Detached	5,403	4,847
January to July - Multiples	12,566	14,114
January to July - Total	17,969	18,961

Table 1b: Housing Starts (SAAR and Trend)		
July 2014		
Oshawa CMA ¹	June 2014	July 2014
Trend ²	1,716	1,790
SAAR	1,954	1,479
	July 2013	July 2014
Actual		
July - Single-Detached	105	132
July - Multiples	12	25
July - Total	117	157
January to July - Single-Detached	536	620
January to July - Multiples	205	369
January to July - Total	741	989

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA

July 2014

	Ownership						Rental		Total**
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2014	954	166	249	6	61	1,847	0	30	3,313
July 2013	834	142	374	8	51	1,089	4	190	2,692
% Change	14.4	16.9	-33.4	-25.0	19.6	69.6	-100.0	-84.2	23.1
Year-to-date 2014	4,820	1,000	2,094	27	333	10,051	4	632	18,961
Year-to-date 2013	5,381	1,172	1,994	22	263	8,705	4	428	17,969
% Change	-10.4	-14.7	5.0	22.7	26.6	15.5	0.0	47.7	5.5
UNDER CONSTRUCTION									
July 2014	7,324	1,512	3,388	35	780	53,423	22	2,198	68,682
July 2013	8,316	1,868	3,909	19	901	49,277	12	2,139	66,442
% Change	-11.9	-19.1	-13.3	84.2	-13.4	8.4	83.3	2.8	3.4
COMPLETIONS									
July 2014	782	152	289	3	56	2,613	0	0	3,895
July 2013	770	256	223	17	24	976	0	210	2,476
% Change	1.6	-40.6	29.6	-82.4	133.3	167.7	n/a	-100.0	57.3
Year-to-date 2014	5,396	1,170	1,996	13	304	10,481	0	188	19,548
Year-to-date 2013	5,498	1,297	1,931	42	393	9,976	14	1,596	20,747
% Change	-1.9	-9.8	3.4	-69.0	-22.6	5.1	-100.0	-88.2	-5.8
COMPLETED & NOT ABSORBED									
July 2014	234	21	87	1	47	1,026	n/a	n/a	1,416
July 2013	137	34	70	0	6	1,022	n/a	n/a	1,269
% Change	70.8	-38.2	24.3	n/a	**	0.4	n/a	n/a	11.6
ABSORBED									
July 2014	744	146	298	4	56	2,709	n/a	n/a	3,957
July 2013	786	273	246	18	24	998	n/a	n/a	2,345
% Change	-5.3	-46.5	21.1	-77.8	133.3	171.4	n/a	n/a	68.7
Year-to-date 2014	5,336	1,161	2,003	13	274	10,438	n/a	n/a	19,225
Year-to-date 2013	5,499	1,281	1,932	42	398	9,863	n/a	n/a	19,015
% Change	-3.0	-9.4	3.7	-69.0	-31.2	5.8	n/a	n/a	1.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2014	132	0	25	0	0	0	0	0	157
July 2013	103	8	4	0	0	0	2	0	117
% Change	28.2	-100.0	**	n/a	n/a	n/a	-100.0	n/a	34.2
Year-to-date 2014	620	30	180	0	63	0	0	96	989
Year-to-date 2013	532	56	51	0	21	0	31	50	741
% Change	16.5	-46.4	**	n/a	200.0	n/a	-100.0	92.0	33.5
UNDER CONSTRUCTION									
July 2014	631	38	170	0	69	0	2	439	1,349
July 2013	601	64	75	0	70	160	35	196	1,201
% Change	5.0	-40.6	126.7	n/a	-1.4	-100.0	-94.3	124.0	12.3
COMPLETIONS									
July 2014	100	2	26	0	0	0	0	0	128
July 2013	111	10	12	0	0	0	0	4	137
% Change	-9.9	-80.0	116.7	n/a	n/a	n/a	n/a	-100.0	-6.6
Year-to-date 2014	475	10	96	0	35	0	0	11	627
Year-to-date 2013	571	32	66	0	108	30	7	13	827
% Change	-16.8	-68.8	45.5	n/a	-67.6	-100.0	-100.0	-15.4	-24.2
COMPLETED & NOT ABSORBED									
July 2014	23	0	0	0	0	0	n/a	n/a	23
July 2013	10	0	0	0	0	9	n/a	n/a	19
% Change	130.0	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	21.1
ABSORBED									
July 2014	103	2	22	0	0	0	n/a	n/a	127
July 2013	106	10	12	0	0	0	n/a	n/a	128
% Change	-2.8	-80.0	83.3	n/a	n/a	n/a	n/a	n/a	-0.8
Year-to-date 2014	480	10	93	0	35	0	n/a	n/a	618
Year-to-date 2013	572	32	66	0	110	30	n/a	n/a	810
% Change	-16.1	-68.8	40.9	n/a	-68.2	-100.0	n/a	n/a	-23.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2014

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2014	1,055	166	267	6	61	1,847	0	30	3,432
July 2013	876	144	366	1	67	1,089	6	190	2,739
% Change	20.4	15.3	-27.0	**	-9.0	69.6	-100.0	-84.2	25.3
Year-to-date 2014	5,162	1,020	2,250	9	419	10,129	4	728	19,721
Year-to-date 2013	5,609	1,210	1,950	1	366	8,937	35	748	18,856
% Change	-8.0	-15.7	15.4	**	14.5	13.3	-88.6	-2.7	4.6
UNDER CONSTRUCTION									
July 2014	7,642	1,514	3,463	18	881	53,737	24	2,944	70,223
July 2013	8,633	1,896	3,835	2	1,097	50,007	47	2,605	68,123
% Change	-11.5	-20.1	-9.7	**	-19.7	7.5	-48.9	13.0	3.1
COMPLETIONS									
July 2014	850	154	242	0	56	2,613	0	0	3,915
July 2013	848	266	235	9	16	944	0	214	2,532
% Change	0.2	-42.1	3.0	-100.0	**	176.8	n/a	-100.0	54.6
Year-to-date 2014	5,568	1,150	1,978	0	381	10,691	0	199	19,967
Year-to-date 2013	5,803	1,281	1,990	12	487	10,160	21	1,609	21,363
% Change	-4.0	-10.2	-0.6	-100.0	-21.8	5.2	-100.0	-87.6	-6.5
COMPLETED & NOT ABSORBED									
July 2014	267	17	57	0	47	1,018	n/a	n/a	1,406
July 2013	155	32	54	0	6	1,016	n/a	n/a	1,263
% Change	72.3	-46.9	5.6	n/a	**	0.2	n/a	n/a	11.3
ABSORBED									
July 2014	816	148	247	0	56	2,709	n/a	n/a	3,976
July 2013	862	283	258	9	16	984	n/a	n/a	2,412
% Change	-5.3	-47.7	-4.3	-100.0	**	175.3	n/a	n/a	64.8
Year-to-date 2014	5,493	1,143	1,996	0	353	10,638	n/a	n/a	19,623
Year-to-date 2013	5,797	1,265	1,991	12	494	10,062	n/a	n/a	19,621
% Change	-5.2	-9.6	0.3	-100.0	-28.5	5.7	n/a	n/a	0.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

July 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
July 2014	175	2	14	0	0	1,326	0	0	1,517
July 2013	144	0	104	0	0	938	4	184	1,374
York Region									
July 2014	280	56	111	6	0	259	0	30	742
July 2013	224	12	41	0	0	55	0	2	334
Peel Region									
July 2014	282	108	106	0	26	0	0	0	522
July 2013	265	100	105	1	33	0	0	4	508
Halton Region									
July 2014	106	0	0	0	35	262	0	0	403
July 2013	90	24	48	0	34	96	0	0	292
Durham Region									
July 2014	212	0	36	0	0	0	0	0	248
July 2013	153	8	68	0	0	0	2	0	231
Toronto CMA									
July 2014	954	166	249	6	61	1,847	0	30	3,313
July 2013	834	142	374	8	51	1,089	4	190	2,692
Oshawa CMA									
July 2014	132	0	25	0	0	0	0	0	157
July 2013	103	8	4	0	0	0	2	0	117
Greater Toronto Area									
July 2014	1,055	166	267	6	61	1,847	0	30	3,432
July 2013	876	144	366	1	67	1,089	6	190	2,739

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

July 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
July 2014	1,345	196	517	10	345	44,175	10	2,067	48,665
July 2013	1,437	196	684	0	267	39,851	4	1,796	44,235
York Region									
July 2014	2,186	384	1,183	7	11	6,264	0	130	10,165
July 2013	2,345	310	1,093	1	90	6,090	0	114	10,043
Peel Region									
July 2014	1,910	816	754	1	264	1,861	12	0	5,618
July 2013	3,161	1,178	639	1	193	2,245	8	229	7,655
Halton Region									
July 2014	974	28	651	0	118	1,437	0	308	3,516
July 2013	674	110	1,058	0	417	1,661	0	270	4,190
Durham Region									
July 2014	1,227	90	358	0	143	0	2	439	2,259
July 2013	1,016	102	361	0	130	160	35	196	2,000
Toronto CMA									
July 2014	7,324	1,512	3,388	35	780	53,423	22	2,198	68,682
July 2013	8,316	1,868	3,909	19	901	49,277	12	2,139	66,442
Oshawa CMA									
July 2014	631	38	170	0	69	0	2	439	1,349
July 2013	601	64	75	0	70	160	35	196	1,201
Greater Toronto Area									
July 2014	7,642	1,514	3,463	18	881	53,737	24	2,944	70,223
July 2013	8,633	1,896	3,835	2	1,097	50,007	47	2,605	68,123

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2014	119	42	3	0	0	1,399	0	0	1,563
July 2013	81	6	21	0	0	735	0	210	1,053
York Region									
July 2014	213	14	79	0	0	505	0	0	811
July 2013	153	42	148	0	0	209	0	0	552
Peel Region									
July 2014	280	86	85	0	0	613	0	0	1,064
July 2013	303	124	40	9	6	0	0	0	482
Halton Region									
July 2014	94	2	22	0	56	96	0	0	270
July 2013	179	84	14	0	10	0	0	0	287
Durham Region									
July 2014	144	10	53	0	0	0	0	0	207
July 2013	132	10	12	0	0	0	0	4	158
Toronto CMA									
July 2014	782	152	289	3	56	2,613	0	0	3,895
July 2013	770	256	223	17	24	976	0	210	2,476
Oshawa CMA									
July 2014	100	2	26	0	0	0	0	0	128
July 2013	111	10	12	0	0	0	0	4	137
Greater Toronto Area									
July 2014	850	154	242	0	56	2,613	0	0	3,915
July 2013	848	266	235	9	16	944	0	214	2,532

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
July 2014	142	7	39	0	7	797	n/a	n/a	992
July 2013	81	4	19	0	4	873	n/a	n/a	981
York Region									
July 2014	48	6	14	0	38	207	n/a	n/a	313
July 2013	19	26	35	0	0	77	n/a	n/a	157
Peel Region									
July 2014	19	2	0	0	2	0	n/a	n/a	23
July 2013	12	2	0	0	2	33	n/a	n/a	49
Halton Region									
July 2014	25	2	0	0	0	14	n/a	n/a	41
July 2013	20	0	0	0	0	24	n/a	n/a	44
Durham Region									
July 2014	33	0	4	0	0	0	n/a	n/a	37
July 2013	23	0	0	0	0	9	n/a	n/a	32
Toronto CMA									
July 2014	234	21	87	1	47	1,026	n/a	n/a	1,416
July 2013	137	34	70	0	6	1,022	n/a	n/a	1,269
Oshawa CMA									
July 2014	23	0	0	0	0	0	n/a	n/a	23
July 2013	10	0	0	0	0	9	n/a	n/a	19
Greater Toronto Area									
July 2014	267	17	57	0	47	1,018	n/a	n/a	1,406
July 2013	155	32	54	0	6	1,016	n/a	n/a	1,263

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

July 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
July 2014	105	36	5	0	0	1,509	n/a	n/a	1,655
July 2013	86	9	30	0	0	795	n/a	n/a	920
York Region									
July 2014	201	14	86	0	0	491	n/a	n/a	792
July 2013	153	42	143	0	0	177	n/a	n/a	515
Peel Region									
July 2014	269	86	85	0	0	613	n/a	n/a	1,053
July 2013	312	138	59	9	6	3	n/a	n/a	527
Halton Region									
July 2014	94	2	22	0	56	96	n/a	n/a	270
July 2013	182	84	14	0	10	0	n/a	n/a	290
Durham Region									
July 2014	147	10	49	0	0	0	n/a	n/a	206
July 2013	129	10	12	0	0	9	n/a	n/a	160
Toronto CMA									
July 2014	744	146	298	4	56	2,709	n/a	n/a	3,957
July 2013	786	273	246	18	24	998	n/a	n/a	2,345
Oshawa CMA									
July 2014	103	2	22	0	0	0	n/a	n/a	127
July 2013	106	10	12	0	0	0	n/a	n/a	128
Greater Toronto Area									
July 2014	816	148	247	0	56	2,709	n/a	n/a	3,976
July 2013	862	283	258	9	16	984	n/a	n/a	2,412

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2004 - 2013

	Ownership						Rental		Total ^{1b}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	
Toronto City	175	144	2	4	14	104	1,326	1,122	1,517	1,374	10.4
Toronto	20	16	2	0	3	0	1,326	355	1,351	371	**
East York	4	3	0	0	0	0	0	0	4	3	33.3
Etobicoke	29	14	0	0	0	0	0	126	29	140	-79.3
North York	95	68	0	4	11	42	0	457	106	571	-81.4
Scarborough	23	39	0	0	0	62	0	184	23	285	-91.9
York	4	4	0	0	0	0	0	0	4	4	0.0
York Region	286	224	56	12	111	41	289	57	742	334	122.2
Aurora	47	0	0	0	0	0	0	0	47	0	n/a
East Gwillimbury	1	0	0	4	0	0	0	0	1	4	-75.0
Georgina Township	41	2	0	0	10	0	0	0	51	2	**
King Township	12	27	0	2	4	16	0	0	16	45	-64.4
Markham	86	31	50	4	93	0	91	2	320	37	**
Newmarket	10	53	0	0	0	0	0	0	10	53	-81.1
Richmond Hill	31	55	0	2	0	25	198	0	229	82	179.3
Vaughan	54	49	6	0	4	0	0	55	64	104	-38.5
Whitchurch-Stouffville	4	7	0	0	0	0	0	0	4	7	-42.9
Peel Region	282	266	108	100	132	138	0	4	522	508	2.8
Brampton	251	220	62	96	92	118	0	0	405	434	-6.7
Caledon	22	34	0	4	40	20	0	0	62	58	6.9
Mississauga	9	12	46	0	0	0	0	4	55	16	**
Halton Region	106	90	0	24	35	82	262	96	403	292	38.0
Burlington	4	15	0	0	0	20	0	0	4	35	-88.6
Halton Hills	5	29	0	0	0	0	0	0	5	29	-82.8
Milton	35	35	0	24	0	50	128	96	163	205	-20.5
Oakville	62	11	0	0	35	12	134	0	231	23	**
Durham Region	212	155	0	8	36	68	0	0	248	231	7.4
Ajax	57	33	0	0	0	27	0	0	57	60	-5.0
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	70	26	0	6	11	4	0	0	81	36	125.0
Oshawa	49	65	0	2	14	0	0	0	63	67	-6.0
Pickering	4	5	0	0	11	37	0	0	15	42	-64.3
Scugog	3	5	0	0	0	0	0	0	3	5	-40.0
Uxbridge	15	5	0	0	0	0	0	0	15	5	200.0
Whitby	13	14	0	0	0	0	0	0	13	14	-7.1
Remainder of Toronto CMA	39	90	0	6	7	16	0	0	46	112	-58.9
Bradford West Gwillimbury	18	55	0	6	0	12	0	0	18	73	-75.3
Town of Mono	19	5	0	0	0	0	0	0	19	5	**
New Tecumseth	1	23	0	0	0	4	0	0	1	27	-96.3
Orangeville	1	7	0	0	7	0	0	0	8	7	14.3
Toronto CMA	960	842	166	146	310	425	1,877	1,279	3,313	2,692	23.1
Oshawa CMA	132	105	0	8	25	4	0	0	157	117	34.2
Greater Toronto Area (GTA)	1,061	879	166	148	328	433	1,877	1,279	3,432	2,739	25.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	482	651	80	132	273	372	7,951	7,130	8,786	8,285	6.0
Toronto	108	94	44	14	96	18	5,436	5,307	5,684	5,433	4.6
East York	27	34	6	0	8	0	0	0	41	34	20.6
Etobicoke	63	104	0	36	18	16	462	328	543	484	12.2
North York	212	284	28	70	115	179	2,012	995	2,367	1,528	54.9
Scarborough	64	119	0	10	30	159	30	500	124	788	-84.3
York	8	16	2	2	6	0	11	0	27	18	50.0
York Region	1,574	1,876	354	178	855	526	1,943	872	4,726	3,452	36.9
Aurora	144	7	0	0	13	0	0	0	157	7	**
East Gwillimbury	32	21	0	8	6	0	0	0	38	29	31.0
Georgina Township	136	84	0	2	28	19	0	0	164	105	56.2
King Township	104	180	2	4	4	46	0	0	110	230	-52.2
Markham	409	661	294	134	376	306	537	409	1,616	1,510	7.0
Newmarket	93	294	0	26	38	0	0	0	131	320	-59.1
Richmond Hill	164	243	0	4	290	78	1,406	6	1,860	331	**
Vaughan	449	255	58	0	100	70	0	457	607	782	-22.4
Whitchurch-Stouffville	43	131	0	0	0	7	0	0	43	138	-68.8
Peel Region	1,208	1,745	494	736	502	376	407	692	2,611	3,549	-26.4
Brampton	997	1,359	394	438	283	278	103	225	1,777	2,300	-22.7
Caledon	149	185	14	36	109	54	0	0	272	275	-1.1
Mississauga	62	201	86	262	110	44	304	467	562	974	-42.3
Halton Region	794	492	18	80	596	709	488	941	1,896	2,222	-14.7
Burlington	34	46	0	0	34	130	78	502	146	678	-78.5
Halton Hills	29	164	2	0	0	154	0	0	31	318	-90.3
Milton	403	166	14	58	284	325	276	96	977	645	51.5
Oakville	328	116	2	22	278	100	134	343	742	581	27.7
Durham Region	1,113	850	74	88	419	360	96	50	1,702	1,348	26.3
Ajax	386	215	20	10	80	91	0	0	486	316	53.8
Brock	11	10	0	0	0	0	0	0	11	10	10.0
Clarington	334	134	30	30	85	54	0	0	449	218	106.0
Oshawa	235	287	0	26	89	24	96	48	420	385	9.1
Pickering	62	56	24	22	96	170	0	0	182	248	-26.6
Scugog	11	11	0	0	0	0	0	0	11	11	0.0
Uxbridge	23	22	0	0	0	0	0	0	23	22	4.5
Whitby	51	115	0	0	69	21	0	2	120	138	-13.0
Remainder of Toronto CMA	352	392	14	18	31	143	0	0	397	553	-28.2
Bradford West Gwillimbury	158	231	6	12	0	130	0	0	164	373	-56.0
Town of Mono	52	19	0	0	0	0	0	0	52	19	173.7
New Tecumseth	102	87	8	6	8	13	0	0	118	106	11.3
Orangeville	40	55	0	0	23	0	0	0	63	55	14.5
Toronto CMA	4,847	5,403	1,004	1,176	2,399	2,257	10,711	9,133	18,961	17,969	5.5
Oshawa CMA	620	536	30	56	243	99	96	50	989	741	33.5
Greater Toronto Area (GTA)	5,171	5,614	1,020	1,214	2,645	2,343	10,885	9,685	19,721	18,856	4.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Toronto City	14	104	0	0	1,326	938	0	184
Toronto	3	0	0	0	1,326	355	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	126	0	0
North York	11	42	0	0	0	457	0	0
Scarborough	0	62	0	0	0	0	0	184
York	0	0	0	0	0	0	0	0
York Region	111	41	0	0	259	55	30	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	10	0	0	0	0	0	0	0
King Township	4	16	0	0	0	0	0	0
Markham	93	0	0	0	89	0	2	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	25	0	0	170	0	28	0
Vaughan	4	0	0	0	0	55	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	132	138	0	0	0	0	0	4
Brampton	92	118	0	0	0	0	0	0
Caledon	40	20	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	4
Halton Region	35	82	0	0	262	96	0	0
Burlington	0	20	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	50	0	0	128	96	0	0
Oakville	35	12	0	0	134	0	0	0
Durham Region	36	68	0	0	0	0	0	0
Ajax	0	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	4	0	0	0	0	0	0
Oshawa	14	0	0	0	0	0	0	0
Pickering	11	37	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	7	16	0	0	0	0	0	0
Bradford West Gwillimbury	0	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	310	425	0	0	1,847	1,089	30	190
Oshawa CMA	25	4	0	0	0	0	0	0
Greater Toronto Area (GTA)	328	433	0	0	1,847	1,089	30	190

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	269	372	4	0	7,355	6,944	596	186
Toronto	92	18	4	0	5,132	5,305	304	2
East York	8	0	0	0	0	0	0	0
Etobicoke	18	16	0	0	462	328	0	0
North York	115	179	0	0	1,731	995	281	0
Scarborough	30	159	0	0	30	316	0	184
York	6	0	0	0	0	0	11	0
York Region	855	526	0	0	1,907	859	36	13
Aurora	13	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	28	19	0	0	0	0	0	0
King Township	4	46	0	0	0	0	0	0
Markham	376	306	0	0	529	402	8	7
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	290	78	0	0	1,378	0	28	6
Vaughan	100	70	0	0	0	457	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	502	376	0	0	407	463	0	229
Brampton	283	278	0	0	103	0	0	225
Caledon	109	54	0	0	0	0	0	0
Mississauga	110	44	0	0	304	463	0	4
Halton Region	596	709	0	0	488	671	0	270
Burlington	34	130	0	0	78	232	0	270
Halton Hills	0	154	0	0	0	0	0	0
Milton	284	325	0	0	276	96	0	0
Oakville	278	100	0	0	134	343	0	0
Durham Region	419	333	0	27	0	0	96	50
Ajax	80	91	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	85	27	0	27	0	0	0	0
Oshawa	89	24	0	0	0	0	96	48
Pickering	96	170	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	69	21	0	0	0	0	0	2
Remainder of Toronto CMA	31	143	0	0	0	0	0	0
Bradford West Gwillimbury	0	130	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	13	0	0	0	0	0	0
Orangeville	23	0	0	0	0	0	0	0
Toronto CMA	2,395	2,257	4	0	10,079	8,705	632	428
Oshawa CMA	243	72	0	27	0	0	96	50
Greater Toronto Area (GTA)	2,641	2,316	4	27	10,157	8,937	728	748

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Toronto City	191	248	1,326	938	0	188	1,517	1,374
Toronto	25	16	1,326	355	0	0	1,351	371
East York	4	3	0	0	0	0	4	3
Etobicoke	29	14	0	126	0	0	29	140
North York	106	110	0	457	0	4	106	571
Scarborough	23	101	0	0	0	184	23	285
York	4	4	0	0	0	0	4	4
York Region	447	277	265	55	30	2	742	334
Aurora	47	0	0	0	0	0	47	0
East Gwillimbury	1	4	0	0	0	0	1	4
Georgina Township	51	2	0	0	0	0	51	2
King Township	16	45	0	0	0	0	16	45
Markham	229	35	89	0	2	2	320	37
Newmarket	10	53	0	0	0	0	10	53
Richmond Hill	25	82	176	0	28	0	229	82
Vaughan	64	49	0	55	0	0	64	104
Whitchurch-Stouffville	4	7	0	0	0	0	4	7
Peel Region	496	470	26	34	0	4	522	508
Brampton	379	401	26	33	0	0	405	434
Caledon	62	58	0	0	0	0	62	58
Mississauga	55	11	0	1	0	4	55	16
Halton Region	106	162	297	130	0	0	403	292
Burlington	4	15	0	20	0	0	4	35
Halton Hills	5	29	0	0	0	0	5	29
Milton	35	95	128	110	0	0	163	205
Oakville	62	23	169	0	0	0	231	23
Durham Region	248	229	0	0	0	2	248	231
Ajax	57	60	0	0	0	0	57	60
Brock	1	2	0	0	0	0	1	2
Clarington	81	36	0	0	0	0	81	36
Oshawa	63	65	0	0	0	2	63	67
Pickering	15	42	0	0	0	0	15	42
Scugog	3	5	0	0	0	0	3	5
Uxbridge	15	5	0	0	0	0	15	5
Whitby	13	14	0	0	0	0	13	14
Remainder of Toronto CMA	46	101	0	11	0	0	46	112
Bradford West Gwillimbury	18	73	0	0	0	0	18	73
Town of Mono	19	1	0	4	0	0	19	5
New Tecumseth	1	20	0	7	0	0	1	27
Orangeville	8	7	0	0	0	0	8	7
Toronto CMA	1,369	1,350	1,914	1,148	30	194	3,313	2,692
Oshawa CMA	157	115	0	0	0	2	157	117
Greater Toronto Area (GTA)	1,488	1,386	1,914	1,157	30	196	3,432	2,739

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	785	1,014	7,401	7,081	600	190	8,786	8,285
Toronto	243	126	5,133	5,305	308	2	5,684	5,433
East York	41	34	0	0	0	0	41	34
Etobicoke	89	156	454	328	0	0	543	484
North York	313	392	1,773	1,132	281	4	2,367	1,528
Scarborough	83	288	41	316	0	184	124	788
York	16	18	0	0	11	0	27	18
York Region	2,766	2,560	1,924	879	36	13	4,726	3,452
Aurora	157	7	0	0	0	0	157	7
East Gwillimbury	38	29	0	0	0	0	38	29
Georgina Township	164	105	0	0	0	0	164	105
King Township	110	230	0	0	0	0	110	230
Markham	1,079	1,101	529	402	8	7	1,616	1,510
Newmarket	120	320	11	0	0	0	131	320
Richmond Hill	448	318	1,384	7	28	6	1,860	331
Vaughan	607	312	0	470	0	0	607	782
Whitchurch-Stouffville	43	138	0	0	0	0	43	138
Peel Region	2,029	2,823	582	497	0	229	2,611	3,549
Brampton	1,601	2,042	176	33	0	225	1,777	2,300
Caledon	272	275	0	0	0	0	272	275
Mississauga	156	506	406	464	0	4	562	974
Halton Region	1,346	1,142	550	810	0	270	1,896	2,222
Burlington	41	90	105	318	0	270	146	678
Halton Hills	31	318	0	0	0	0	31	318
Milton	701	535	276	110	0	0	977	645
Oakville	573	199	169	382	0	0	742	581
Durham Region	1,506	1,230	100	37	96	81	1,702	1,348
Ajax	455	300	31	16	0	0	486	316
Brock	11	10	0	0	0	0	11	10
Clarington	435	191	14	0	0	27	449	218
Oshawa	324	333	0	0	96	52	420	385
Pickering	176	248	6	0	0	0	182	248
Scugog	11	11	0	0	0	0	11	11
Uxbridge	23	22	0	0	0	0	23	22
Whitby	71	115	49	21	0	2	120	138
Remainder of Toronto CMA	375	528	22	25	0	0	397	553
Bradford West Gwillimbury	164	373	0	0	0	0	164	373
Town of Mono	39	5	13	14	0	0	52	19
New Tecumseth	109	95	9	11	0	0	118	106
Orangeville	63	55	0	0	0	0	63	55
Toronto CMA	7,914	8,547	10,411	8,990	636	432	18,961	17,969
Oshawa CMA	830	639	63	21	96	81	989	741
Greater Toronto Area (GTA)	8,432	8,769	10,557	9,304	732	783	19,721	18,856

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	
Toronto City	119	81	42	6	3	21	1,399	945	1,563	1,053	48.4
Toronto	5	12	4	0	0	0	901	735	910	747	21.8
East York	7	8	0	0	0	0	0	0	7	8	-12.5
Etobicoke	25	14	32	0	0	0	0	0	57	14	**
North York	77	36	4	0	0	15	498	0	579	51	**
Scarborough	4	8	0	6	0	6	0	210	4	230	-98.3
York	1	3	2	0	3	0	0	0	6	3	100.0
York Region	213	153	14	42	79	148	505	209	811	552	46.9
Aurora	1	0	0	0	0	17	7	0	8	17	-52.9
East Gwillimbury	0	6	2	2	0	0	0	0	2	8	-75.0
Georgina Township	9	11	0	0	6	0	0	0	15	11	36.4
King Township	39	7	0	0	6	0	0	0	45	7	**
Markham	41	39	8	32	25	70	206	209	280	350	-20.0
Newmarket	11	26	0	8	0	0	0	0	11	34	-67.6
Richmond Hill	36	17	0	0	24	11	0	0	60	28	114.3
Vaughan	72	21	4	0	18	15	292	0	386	36	**
Whitchurch-Stouffville	4	26	0	0	0	35	0	0	4	61	-93.4
Peel Region	280	312	86	130	85	40	613	0	1,064	482	120.7
Brampton	251	295	74	128	58	40	0	0	383	463	-17.3
Caledon	28	16	8	0	27	0	0	0	63	16	**
Mississauga	1	1	4	2	0	0	613	0	618	3	**
Halton Region	94	179	2	84	78	24	96	0	270	287	-5.9
Burlington	11	25	0	0	0	0	0	0	11	25	-56.0
Halton Hills	19	53	0	0	0	14	0	0	19	67	-71.6
Milton	34	90	2	72	73	0	0	0	109	162	-32.7
Oakville	30	11	0	12	5	10	96	0	131	33	**
Durham Region	144	132	10	10	53	12	0	4	207	158	31.0
Ajax	26	11	2	0	0	0	0	0	28	11	154.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	57	37	0	2	0	0	0	4	57	43	32.6
Oshawa	25	52	2	8	26	12	0	0	53	72	-26.4
Pickering	15	8	6	0	27	0	0	0	48	8	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	3	2	0	0	0	0	0	0	3	2	50.0
Whitby	18	22	0	0	0	0	0	0	18	22	-18.2
Remainder of Toronto CMA	46	66	0	8	73	0	0	32	119	106	12.3
Bradford West Gwillimbury	20	16	0	0	53	0	0	0	73	16	**
Town of Mono	4	9	0	0	0	0	0	0	4	9	-55.6
New Tecumseth	16	29	0	8	4	0	0	32	20	69	-71.0
Orangeville	6	12	0	0	16	0	0	0	22	12	83.3
Toronto CMA	785	787	152	270	345	233	2,613	1,186	3,895	2,476	57.3
Oshawa CMA	100	111	2	10	26	12	0	4	128	137	-6.6
Greater Toronto Area (GTA)	850	857	154	272	298	245	2,613	1,158	3,915	2,532	54.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	668	555	78	116	157	364	6,563	9,047	7,466	10,082	-25.9
Toronto	91	105	14	10	18	15	4,624	5,877	4,747	6,007	-21.0
East York	37	43	0	0	0	0	105	363	142	406	-65.0
Etobicoke	117	113	36	68	0	68	338	806	491	1,055	-53.5
North York	340	204	22	10	22	193	1,399	1,477	1,783	1,884	-5.4
Scarborough	68	66	2	14	114	88	97	524	281	692	-59.4
York	15	24	4	14	3	0	0	0	22	38	-42.1
York Region	1,600	1,624	232	338	691	913	2,855	1,223	5,378	4,098	31.2
Aurora	37	22	0	20	0	41	280	0	317	83	**
East Gwillimbury	23	39	16	8	6	6	0	0	45	53	-15.1
Georgina Township	71	61	0	2	25	0	0	0	96	63	52.4
King Township	164	161	2	0	59	37	0	264	225	462	-51.3
Markham	370	428	164	246	318	357	1,651	286	2,503	1,317	90.1
Newmarket	202	119	18	40	44	34	0	0	264	193	36.8
Richmond Hill	261	98	2	8	104	112	632	429	999	647	54.4
Vaughan	369	359	30	14	128	220	292	140	819	733	11.7
Whitchurch-Stouffville	103	337	0	0	7	106	0	104	110	547	-79.9
Peel Region	1,930	2,002	772	615	690	547	900	1,032	4,292	4,196	2.3
Brampton	1,519	1,726	574	608	578	461	95	0	2,766	2,795	-1.0
Caledon	259	180	48	3	69	58	0	0	376	241	56.0
Mississauga	152	96	150	4	43	28	805	1,032	1,150	1,160	-0.9
Halton Region	608	750	44	170	592	381	561	424	1,805	1,725	4.6
Burlington	52	67	6	2	67	10	210	186	335	265	26.4
Halton Hills	166	126	2	0	94	14	0	0	262	140	87.1
Milton	85	451	36	152	292	258	246	98	659	959	-31.3
Oakville	305	106	0	16	139	99	105	140	549	361	52.1
Durham Region	762	886	24	48	227	285	13	43	1,026	1,262	-18.7
Ajax	199	163	6	16	49	93	0	0	254	272	-6.6
Brock	4	6	0	0	0	0	0	0	4	6	-33.3
Clarington	189	218	4	6	48	32	2	4	243	260	-6.5
Oshawa	188	212	6	26	34	59	9	9	237	306	-22.5
Pickering	45	125	8	0	49	13	0	0	102	138	-26.1
Scugog	14	5	0	0	0	0	0	0	14	5	180.0
Uxbridge	25	14	0	0	0	0	0	0	25	14	78.6
Whitby	98	143	0	0	47	88	2	30	147	261	-43.7
Remainder of Toronto CMA	386	374	38	64	137	17	0	32	561	487	15.2
Bradford West Gwillimbury	175	173	18	48	88	6	0	0	281	227	23.8
Town of Mono	16	28	0	0	0	0	0	0	16	28	-42.9
New Tecumseth	169	120	20	16	25	4	0	32	214	172	24.4
Orangeville	26	53	0	0	24	7	0	0	50	60	-16.7
Toronto CMA	5,409	5,540	1,172	1,317	2,298	2,318	10,669	11,572	19,548	20,747	-5.8
Oshawa CMA	475	573	10	32	129	179	13	43	627	827	-24.2
Greater Toronto Area (GTA)	5,568	5,817	1,150	1,287	2,357	2,490	10,892	11,769	19,967	21,363	-6.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Toronto City	3	21	0	0	1,399	735	0	210
Toronto	0	0	0	0	901	735	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	15	0	0	498	0	0	0
Scarborough	0	6	0	0	0	0	0	210
York	3	0	0	0	0	0	0	0
York Region	79	148	0	0	505	209	0	0
Aurora	0	17	0	0	7	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	25	70	0	0	206	209	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	24	11	0	0	0	0	0	0
Vaughan	18	15	0	0	292	0	0	0
Whitchurch-Stouffville	0	35	0	0	0	0	0	0
Peel Region	85	40	0	0	613	0	0	0
Brampton	58	40	0	0	0	0	0	0
Caledon	27	0	0	0	0	0	0	0
Mississauga	0	0	0	0	613	0	0	0
Halton Region	78	24	0	0	96	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	14	0	0	0	0	0	0
Milton	73	0	0	0	0	0	0	0
Oakville	5	10	0	0	96	0	0	0
Durham Region	53	12	0	0	0	0	0	4
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	4
Oshawa	26	12	0	0	0	0	0	0
Pickering	27	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	73	0	0	0	0	32	0	0
Bradford West Gwillimbury	53	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	32	0	0
Orangeville	16	0	0	0	0	0	0	0
Toronto CMA	345	233	0	0	2,613	976	0	210
Oshawa CMA	26	12	0	0	0	0	0	4
Greater Toronto Area (GTA)	298	245	0	0	2,613	944	0	214

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	157	350	0	14	6,380	7,843	183	1,204
Toronto	18	15	0	0	4,441	4,974	183	903
East York	0	0	0	0	105	363	0	0
Etobicoke	0	68	0	0	338	806	0	0
North York	22	179	0	14	1,399	1,386	0	91
Scarborough	114	88	0	0	97	314	0	210
York	3	0	0	0	0	0	0	0
York Region	691	913	0	0	2,850	1,083	5	140
Aurora	0	41	0	0	280	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	59	37	0	0	0	264	0	0
Markham	318	357	0	0	1,646	286	5	0
Newmarket	44	34	0	0	0	0	0	0
Richmond Hill	104	112	0	0	632	289	0	140
Vaughan	128	220	0	0	292	140	0	0
Whitchurch-Stouffville	7	106	0	0	0	104	0	0
Peel Region	690	547	0	0	900	782	0	250
Brampton	578	461	0	0	95	0	0	0
Caledon	69	58	0	0	0	0	0	0
Mississauga	43	28	0	0	805	782	0	250
Halton Region	592	381	0	0	561	422	0	2
Burlington	67	10	0	0	210	186	0	0
Halton Hills	94	14	0	0	0	0	0	0
Milton	292	258	0	0	246	96	0	2
Oakville	139	99	0	0	105	140	0	0
Durham Region	227	280	0	5	2	30	11	13
Ajax	49	93	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	48	27	0	5	2	0	0	4
Oshawa	34	59	0	0	0	0	9	9
Pickering	49	13	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	47	88	0	0	0	30	2	0
Remainder of Toronto CMA	137	17	0	0	0	32	0	0
Bradford West Gwillimbury	88	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	4	0	0	0	32	0	0
Orangeville	24	7	0	0	0	0	0	0
Toronto CMA	2,298	2,304	0	14	10,481	9,976	188	1,596
Oshawa CMA	129	174	0	5	2	30	11	13
Greater Toronto Area (GTA)	2,357	2,471	0	19	10,693	10,160	199	1,609

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market

July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Toronto City	164	108	1,399	735	0	210	1,563	1,053
Toronto	9	12	901	735	0	0	910	747
East York	7	8	0	0	0	0	7	8
Etobicoke	57	14	0	0	0	0	57	14
North York	81	51	498	0	0	0	579	51
Scarborough	4	20	0	0	0	210	4	230
York	6	3	0	0	0	0	6	3
York Region	306	343	505	209	0	0	811	552
Aurora	1	17	7	0	0	0	8	17
East Gwillimbury	2	8	0	0	0	0	2	8
Georgina Township	15	11	0	0	0	0	15	11
King Township	45	7	0	0	0	0	45	7
Markham	74	141	206	209	0	0	280	350
Newmarket	11	34	0	0	0	0	11	34
Richmond Hill	60	28	0	0	0	0	60	28
Vaughan	94	36	292	0	0	0	386	36
Whitchurch-Stouffville	4	61	0	0	0	0	4	61
Peel Region	451	467	613	15	0	0	1,064	482
Brampton	383	448	0	15	0	0	383	463
Caledon	63	16	0	0	0	0	63	16
Mississauga	5	3	613	0	0	0	618	3
Halton Region	118	277	152	10	0	0	270	287
Burlington	11	25	0	0	0	0	11	25
Halton Hills	19	67	0	0	0	0	19	67
Milton	58	162	51	0	0	0	109	162
Oakville	30	23	101	10	0	0	131	33
Durham Region	207	154	0	0	0	4	207	158
Ajax	28	11	0	0	0	0	28	11
Brock	0	0	0	0	0	0	0	0
Clarington	57	39	0	0	0	4	57	43
Oshawa	53	72	0	0	0	0	53	72
Pickering	48	8	0	0	0	0	48	8
Scugog	0	0	0	0	0	0	0	0
Uxbridge	3	2	0	0	0	0	3	2
Whitby	18	22	0	0	0	0	18	22
Remainder of Toronto CMA	116	58	3	48	0	0	119	106
Bradford West Gwillimbury	73	16	0	0	0	0	73	16
Town of Mono	1	1	3	8	0	0	4	9
New Tecumseth	20	29	0	40	0	0	20	69
Orangeville	22	12	0	0	0	0	22	12
Toronto CMA	1,223	1,249	2,672	1,017	0	210	3,895	2,476
Oshawa CMA	128	133	0	0	0	4	128	137
Greater Toronto Area (GTA)	1,246	1,349	2,669	969	0	214	3,915	2,532

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	874	942	6,409	7,922	183	1,218	7,466	10,082
Toronto	123	130	4,441	4,974	183	903	4,747	6,007
East York	37	43	105	363	0	0	142	406
Etobicoke	153	181	338	874	0	0	491	1,055
North York	365	388	1,418	1,391	0	105	1,783	1,884
Scarborough	174	162	107	320	0	210	281	692
York	22	38	0	0	0	0	22	38
York Region	2,459	2,778	2,914	1,180	5	140	5,378	4,098
Aurora	37	81	280	2	0	0	317	83
East Gwillimbury	45	53	0	0	0	0	45	53
Georgina Township	96	63	0	0	0	0	96	63
King Township	225	198	0	264	0	0	225	462
Markham	852	1,031	1,646	286	5	0	2,503	1,317
Newmarket	220	193	44	0	0	0	264	193
Richmond Hill	360	206	639	301	0	140	999	647
Vaughan	514	510	305	223	0	0	819	733
Whitchurch-Stouffville	110	443	0	104	0	0	110	547
Peel Region	3,310	3,121	982	825	0	250	4,292	4,196
Brampton	2,598	2,780	168	15	0	0	2,766	2,795
Caledon	376	241	0	0	0	0	376	241
Mississauga	336	100	814	810	0	250	1,150	1,160
Halton Region	1,073	1,159	732	564	0	2	1,805	1,725
Burlington	73	79	262	186	0	0	335	265
Halton Hills	262	140	0	0	0	0	262	140
Milton	346	808	313	149	0	2	659	959
Oakville	392	132	157	229	0	0	549	361
Durham Region	980	1,074	35	168	11	20	1,026	1,262
Ajax	254	242	0	30	0	0	254	272
Brock	4	6	0	0	0	0	4	6
Clarington	243	243	0	8	0	9	243	260
Oshawa	228	248	0	47	9	11	237	306
Pickering	102	138	0	0	0	0	102	138
Scugog	14	5	0	0	0	0	14	5
Uxbridge	25	14	0	0	0	0	25	14
Whitby	110	178	35	83	2	0	147	261
Remainder of Toronto CMA	538	411	23	76	0	0	561	487
Bradford West Gwillimbury	281	227	0	0	0	0	281	227
Town of Mono	6	7	10	21	0	0	16	28
New Tecumseth	201	117	13	55	0	0	214	172
Orangeville	50	60	0	0	0	0	50	60
Toronto CMA	8,562	8,726	10,798	10,411	188	1,610	19,548	20,747
Oshawa CMA	581	669	35	138	11	20	627	827
Greater Toronto Area (GTA)	8,696	9,074	11,072	10,659	199	1,630	19,967	21,363

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2014	1	1.2	0	0.0	0	0.0	1	1.2	79	97.5	81	1,950,000	2,003,121
July 2013	2	2.5	1	1.2	0	0.0	8	9.9	70	86.4	81	1,295,000	1,479,396
Year-to-date 2014	2	0.4	2	0.4	4	0.7	53	9.7	483	88.8	544	1,500,000	1,620,218
Year-to-date 2013	4	0.8	8	1.6	6	1.2	39	7.8	444	88.6	501	1,300,000	1,531,584
Toronto													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
July 2013	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,695,000	1,790,000
Year-to-date 2014	1	1.2	0	0.0	0	0.0	0	0.0	82	98.8	83	1,295,000	1,513,241
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	5.9	80	94.1	85	1,495,000	1,945,968
East York													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	925,000	1,004,083
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,450,000	1,413,231
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	10.8	33	89.2	37	925,000	1,119,568
Etobicoke													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,250,000	2,395,045
July 2013	0	0.0	0	0.0	0	0.0	6	40.0	9	60.0	15	1,509,900	1,429,973
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	11.1	88	88.9	99	1,300,000	1,556,521
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	15.9	95	84.1	113	1,419,000	1,475,481
North York													
July 2014	1	2.0	0	0.0	0	0.0	0	0.0	50	98.0	51	1,950,000	2,007,900
July 2013	2	6.1	0	0.0	0	0.0	0	0.0	31	93.9	33	1,559,900	1,674,368
Year-to-date 2014	1	0.4	1	0.4	2	0.7	6	2.2	259	96.3	269	1,899,000	1,901,630
Year-to-date 2013	3	1.5	0	0.0	0	0.0	2	1.0	194	97.5	199	1,499,000	1,700,859
Scarborough													
July 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
July 2013	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2014	0	0.0	1	1.5	2	3.0	28	42.4	35	53.0	66	800,000	891,949
Year-to-date 2013	1	2.4	8	19.0	6	14.3	5	11.9	22	52.4	42	800,000	745,161
York													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	850,000	923,207
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	20.0	20	80.0	25	877,490	959,809

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

July 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2014	5	2.5	1	0.5	19	9.5	32	15.9	144	71.6	201	895,990	988,144
July 2013	15	9.8	9	5.9	33	21.6	47	30.7	49	32.0	153	710,900	851,578
Year-to-date 2014	91	5.8	52	3.3	251	15.9	346	21.9	841	53.2	1,581	825,990	863,734
Year-to-date 2013	109	6.7	110	6.8	391	24.2	680	42.1	326	20.2	1,616	686,900	744,131
Aurora													
July 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	1	2.7	26	70.3	8	21.6	2	5.4	37	589,990	640,721
Year-to-date 2013	0	0.0	2	10.0	3	15.0	2	10.0	13	65.0	20	854,990	943,496
East Gwillimbury													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	15	65.2	6	26.1	0	0.0	2	8.7	0	0.0	23	449,990	459,773
Year-to-date 2013	29	74.4	7	17.9	0	0.0	2	5.1	1	2.6	39	439,990	466,862
Georgina Township													
July 2014	5	55.6	0	0.0	0	0.0	2	22.2	2	22.2	9	--	--
July 2013	9	81.8	0	0.0	0	0.0	2	18.2	0	0.0	11	339,990	417,626
Year-to-date 2014	52	73.2	2	2.8	2	2.8	4	5.6	11	15.5	71	369,990	490,695
Year-to-date 2013	45	73.8	4	6.6	3	4.9	5	8.2	4	6.6	61	359,990	466,858
King Township													
July 2014	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	935,990	1,084,184
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	1	0.6	1	0.6	16	10.2	139	88.5	157	885,000	1,006,328
Year-to-date 2013	0	0.0	0	0.0	1	0.6	78	49.1	80	50.3	159	802,990	866,840
Markham													
July 2014	0	0.0	0	0.0	11	26.8	8	19.5	22	53.7	41	837,490	795,405
July 2013	0	0.0	3	7.7	7	17.9	19	48.7	10	25.6	39	735,000	826,587
Year-to-date 2014	0	0.0	2	0.5	87	23.5	99	26.8	182	49.2	370	799,990	884,536
Year-to-date 2013	5	1.2	30	7.0	136	31.9	183	42.9	73	17.1	427	676,990	720,753
Newmarket													
July 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	754,900	770,082
July 2013	0	0.0	3	11.5	12	46.2	11	42.3	0	0.0	26	589,945	623,162
Year-to-date 2014	23	11.3	37	18.2	42	20.7	92	45.3	9	4.4	203	639,900	626,275
Year-to-date 2013	18	15.3	10	8.5	36	30.5	54	45.8	0	0.0	118	627,900	610,572
Richmond Hill													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,362,950	1,416,110
July 2013	0	0.0	0	0.0	1	5.9	2	11.8	14	82.4	17	1,058,900	1,354,958
Year-to-date 2014	0	0.0	0	0.0	1	0.4	43	16.3	220	83.3	264	905,990	1,061,299
Year-to-date 2013	0	0.0	2	2.1	5	5.2	37	38.1	53	54.6	97	808,900	1,015,535
Vaughan													
July 2014	0	0.0	1	1.6	7	11.3	12	19.4	42	67.7	62	884,400	921,644
July 2013	0	0.0	0	0.0	1	4.8	4	19.0	16	76.2	21	1,080,990	1,183,657
Year-to-date 2014	0	0.0	1	0.3	73	20.7	52	14.8	226	64.2	352	881,945	902,602
Year-to-date 2013	1	0.3	0	0.0	24	6.7	242	67.6	91	25.4	358	745,990	866,637
Whitchurch-Stouffville													
July 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
July 2013	2	7.7	1	3.8	12	46.2	9	34.6	2	7.7	26	632,990	705,401
Year-to-date 2014	1	1.0	2	1.9	19	18.3	30	28.8	52	50.0	104	796,495	828,254
Year-to-date 2013	11	3.3	55	16.3	183	54.3	77	22.8	11	3.3	337	602,900	624,809

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

July 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2014	25	9.3	47	17.5	120	44.6	60	22.3	17	6.3	269	603,900	617,753
July 2013	64	19.9	63	19.6	75	23.4	99	30.8	20	6.2	321	596,990	595,746
Year-to-date 2014	260	13.6	477	24.9	530	27.7	434	22.7	214	11.2	1,915	596,900	628,626
Year-to-date 2013	336	16.7	591	29.3	502	24.9	442	21.9	144	7.1	2,015	565,900	601,891
Brampton													
July 2014	22	9.2	40	16.7	108	45.0	55	22.9	15	6.3	240	611,900	618,960
July 2013	64	21.1	58	19.1	67	22.0	96	31.6	19	6.3	304	592,945	595,378
Year-to-date 2014	246	16.4	419	27.9	430	28.6	315	20.9	94	6.3	1,504	577,990	592,682
Year-to-date 2013	324	18.7	541	31.1	426	24.5	388	22.3	58	3.3	1,737	550,990	571,453
Caledon													
July 2014	3	10.7	7	25.0	12	42.9	4	14.3	2	7.1	28	602,900	601,257
July 2013	0	0.0	5	31.3	7	43.8	3	18.8	1	6.3	16	621,900	604,919
Year-to-date 2014	14	5.4	58	22.4	100	38.6	66	25.5	21	8.1	259	602,900	619,291
Year-to-date 2013	12	6.6	45	24.7	68	37.4	45	24.7	12	6.6	182	602,900	613,644
Mississauga													
July 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	34.9	99	65.1	152	950,000	1,000,189
Year-to-date 2013	0	0.0	5	5.2	8	8.3	9	9.4	74	77.1	96	950,000	1,130,333
Halton Region													
July 2014	0	0.0	16	17.0	27	28.7	33	35.1	18	19.1	94	662,995	788,325
July 2013	33	18.1	47	25.8	62	34.1	28	15.4	12	6.6	182	560,900	592,985
Year-to-date 2014	1	0.2	65	10.7	113	18.6	263	43.3	165	27.2	607	712,990	862,422
Year-to-date 2013	235	30.8	189	24.8	159	20.9	61	8.0	118	15.5	762	527,900	698,058
Burlington													
July 2014	0	0.0	0	0.0	5	41.7	2	16.7	5	41.7	12	702,500	1,554,654
July 2013	0	0.0	0	0.0	11	39.3	11	39.3	6	21.4	28	694,990	816,099
Year-to-date 2014	1	2.0	0	0.0	18	36.0	10	20.0	21	42.0	50	717,495	1,397,954
Year-to-date 2013	0	0.0	1	1.4	33	46.5	14	19.7	23	32.4	71	650,000	962,024
Halton Hills													
July 2014	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	679,900	753,557
July 2013	0	0.0	9	17.0	25	47.2	14	26.4	5	9.4	53	589,900	650,325
Year-to-date 2014	0	0.0	18	10.8	61	36.7	73	44.0	14	8.4	166	650,900	681,975
Year-to-date 2013	2	1.6	22	17.5	51	40.5	33	26.2	18	14.3	126	620,400	678,414
Milton													
July 2014	0	0.0	16	47.1	15	44.1	3	8.8	0	0.0	34	551,400	562,967
July 2013	33	36.7	38	42.2	15	16.7	3	3.3	1	1.1	90	480,400	489,670
Year-to-date 2014	0	0.0	46	54.1	24	28.2	14	16.5	1	1.2	85	539,900	565,447
Year-to-date 2013	233	51.2	165	36.3	32	7.0	8	1.8	17	3.7	455	449,900	477,273
Oakville													
July 2014	0	0.0	0	0.0	1	3.4	18	62.1	10	34.5	29	749,990	758,215
July 2013	0	0.0	0	0.0	11	100.0	0	0.0	0	0.0	11	595,000	594,091
Year-to-date 2014	0	0.0	1	0.3	10	3.3	166	54.2	129	42.2	306	770,000	955,299
Year-to-date 2013	0	0.0	1	0.9	43	39.1	6	5.5	60	54.5	110	944,500	1,463,425

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

July 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2014	78	53.1	28	19.0	30	20.4	8	5.4	3	2.0	147	440,072	475,625
July 2013	67	51.9	29	22.5	17	13.2	13	10.1	3	2.3	129	432,990	459,485
Year-to-date 2014	296	39.4	165	21.9	152	20.2	107	14.2	32	4.3	752	487,995	519,451
Year-to-date 2013	377	43.1	196	22.4	130	14.9	123	14.1	48	5.5	874	475,990	507,205
Ajax													
July 2014	3	11.5	13	50.0	10	38.5	0	0.0	0	0.0	26	515,800	523,785
July 2013	1	7.7	5	38.5	6	46.2	1	7.7	0	0.0	13	558,300	548,638
Year-to-date 2014	9	4.4	56	27.5	76	37.3	61	29.9	2	1.0	204	601,100	601,932
Year-to-date 2013	7	4.3	56	34.4	67	41.1	32	19.6	1	0.6	163	580,000	572,892
Brock													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2014	49	83.1	6	10.2	2	3.4	2	3.4	0	0.0	59	379,990	392,744
July 2013	31	91.2	1	2.9	1	2.9	0	0.0	1	2.9	34	310,990	349,695
Year-to-date 2014	137	73.3	23	12.3	13	7.0	11	5.9	3	1.6	187	379,990	415,289
Year-to-date 2013	177	81.6	25	11.5	5	2.3	4	1.8	6	2.8	217	341,990	384,469
Oshawa													
July 2014	20	80.0	3	12.0	0	0.0	2	8.0	0	0.0	25	389,900	419,860
July 2013	24	47.1	16	31.4	4	7.8	7	13.7	0	0.0	51	454,900	466,514
Year-to-date 2014	123	64.7	40	21.1	18	9.5	8	4.2	1	0.5	190	416,990	442,736
Year-to-date 2013	129	61.1	53	25.1	15	7.1	14	6.6	0	0.0	211	417,900	440,167
Pickering													
July 2014	0	0.0	3	20.0	9	60.0	2	13.3	1	6.7	15	590,000	610,573
July 2013	1	12.5	2	25.0	2	25.0	3	37.5	0	0.0	8	--	--
Year-to-date 2014	0	0.0	4	8.9	18	40.0	12	26.7	11	24.4	45	666,600	723,591
Year-to-date 2013	12	9.6	12	9.6	18	14.4	56	44.8	27	21.6	125	701,100	699,282
Scugog													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2014	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
July 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	3	12.0	11	44.0	6	24.0	4	16.0	1	4.0	25	500,000	555,666
Year-to-date 2013	3	21.4	0	0.0	1	7.1	4	28.6	6	42.9	14	772,600	842,765
Whitby													
July 2014	5	26.3	3	15.8	7	36.8	2	10.5	2	10.5	19	580,000	623,623
July 2013	8	38.1	5	23.8	4	19.0	2	9.5	2	9.5	21	479,990	521,243
Year-to-date 2014	24	23.8	31	30.7	21	20.8	11	10.9	14	13.9	101	522,990	590,104
Year-to-date 2013	49	34.0	50	34.7	24	16.7	13	9.0	8	5.6	144	494,900	516,681

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2014	28	59.6	15	31.9	0	0.0	3	6.4	1	2.1	47	429,990	455,861
July 2013	58	86.6	5	7.5	1	1.5	1	1.5	2	3.0	67	381,900	400,860
Year-to-date 2014	272	70.3	73	18.9	3	0.8	12	3.1	27	7.0	387	398,990	461,697
Year-to-date 2013	348	92.6	17	4.5	3	0.8	1	0.3	7	1.9	376	384,990	389,773
Bradford West Gwillimbury													
July 2014	8	40.0	10	50.0	0	0.0	1	5.0	1	5.0	20	451,990	487,640
July 2013	10	62.5	3	18.8	1	6.3	1	6.3	1	6.3	16	429,990	488,303
Year-to-date 2014	107	61.1	36	20.6	1	0.6	5	2.9	26	14.9	175	424,990	526,763
Year-to-date 2013	159	91.9	9	5.2	1	0.6	1	0.6	3	1.7	173	399,990	408,287
Town of Mono													
July 2014	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
July 2013	8	80.0	1	10.0	0	0.0	0	0.0	1	10.0	10	418,650	449,410
Year-to-date 2014	6	35.3	7	41.2	0	0.0	3	17.6	1	5.9	17	459,900	558,518
Year-to-date 2013	19	67.9	3	10.7	2	7.1	0	0.0	4	14.3	28	427,400	492,246
New Tecumseth													
July 2014	14	87.5	1	6.3	0	0.0	1	6.3	0	0.0	16	381,490	404,709
July 2013	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	339,990	343,957
Year-to-date 2014	139	82.2	25	14.8	2	1.2	3	1.8	0	0.0	169	369,990	390,152
Year-to-date 2013	119	99.2	1	0.8	0	0.0	0	0.0	0	0.0	120	334,990	340,840
Orangeville													
July 2014	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
July 2013	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	371,400	381,325
Year-to-date 2014	20	76.9	5	19.2	0	0.0	1	3.8	0	0.0	26	403,450	425,483
Year-to-date 2013	51	92.7	4	7.3	0	0.0	0	0.0	0	0.0	55	381,900	386,129
Toronto CMA													
July 2014	63	8.7	95	13.1	182	25.1	129	17.8	255	35.2	724	674,445	867,841
July 2013	176	22.0	132	16.5	168	21.0	176	22.0	147	18.4	799	595,000	708,301
Year-to-date 2014	637	12.1	740	14.1	983	18.7	1,175	22.3	1,723	32.8	5,258	681,628	808,729
Year-to-date 2013	1,054	19.2	982	17.9	1,114	20.3	1,301	23.7	1,050	19.1	5,501	605,990	724,488
Oshawa CMA													
July 2014	74	71.8	12	11.7	9	8.7	6	5.8	2	1.9	103	389,990	441,915
July 2013	63	59.4	22	20.8	9	8.5	9	8.5	3	2.8	106	409,490	439,886
Year-to-date 2014	284	59.4	94	19.7	52	10.9	30	6.3	18	3.8	478	416,740	463,137
Year-to-date 2013	355	62.1	128	22.4	44	7.7	31	5.4	14	2.4	572	400,000	438,299
Greater Toronto Area													
July 2014	109	13.8	92	11.6	196	24.7	134	16.9	261	33.0	792	649,990	847,304
July 2013	181	20.9	149	17.2	187	21.6	195	22.5	154	17.8	866	598,445	702,718
Year-to-date 2014	650	12.0	761	14.1	1,050	19.4	1,203	22.3	1,735	32.1	5,399	677,900	808,464
Year-to-date 2013	1,061	18.4	1,094	19.0	1,188	20.6	1,345	23.3	1,080	18.7	5,768	604,900	720,851

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2014

Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	2,003,121	1,479,396	35.4	1,620,218	1,531,584	5.8
Toronto	--	1,790,000	n/a	1,513,241	1,945,968	-22.2
East York	--	1,004,083	n/a	1,413,231	1,119,568	26.2
Etobicoke	2,395,045	1,429,973	67.5	1,556,521	1,475,481	5.5
North York	2,007,900	1,674,368	19.9	1,901,630	1,700,859	11.8
Scarborough	--	--	n/a	891,949	745,161	19.7
York	--	--	n/a	923,207	959,809	-3.8
York Region	988,144	851,578	16.0	863,734	744,131	16.1
Aurora	--	--	n/a	640,721	943,496	-32.1
East Gwillimbury	--	--	n/a	459,773	466,862	-1.5
Georgina Township	--	417,626	n/a	490,695	466,858	5.1
King Township	1,084,184	--	n/a	1,006,328	866,840	16.1
Markham	795,405	826,587	-3.8	884,536	720,753	22.7
Newmarket	770,082	623,162	23.6	626,275	610,572	2.6
Richmond Hill	1,416,110	1,354,958	4.5	1,061,299	1,015,535	4.5
Vaughan	921,644	1,183,657	-22.1	902,602	866,637	4.1
Whitchurch-Stouffville	--	705,401	n/a	828,254	624,809	32.6
Peel Region	617,753	595,746	3.7	628,626	601,891	4.4
Brampton	618,960	595,378	4.0	592,682	571,453	3.7
Caledon	601,257	604,919	-0.6	619,291	613,644	0.9
Mississauga	--	--	n/a	1,000,189	1,130,333	-11.5
Halton Region	788,325	592,985	32.9	862,422	698,058	23.5
Burlington	1,554,654	816,099	90.5	1,397,954	962,024	45.3
Halton Hills	753,557	650,325	15.9	681,975	678,414	0.5
Milton	562,967	489,670	15.0	565,447	477,273	18.5
Oakville	758,215	594,091	27.6	955,299	1,463,425	-34.7
Durham Region	475,625	459,485	3.5	519,451	507,205	2.4
Ajax	523,785	548,638	-4.5	601,932	572,892	5.1
Brock	--	--	n/a	--	--	n/a
Clarington	392,744	349,695	12.3	415,289	384,469	8.0
Oshawa	419,860	466,514	-10.0	442,736	440,167	0.6
Pickering	610,573	--	n/a	723,591	699,282	3.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	555,666	842,765	-34.1
Whitby	623,623	521,243	19.6	590,104	516,681	14.2
Remainder of Toronto CMA	455,861	400,860	13.7	461,697	389,773	18.5
Bradford West Gwillimbury	487,640	488,303	-0.1	526,763	408,287	29.0
Town of Mono	--	449,410	n/a	558,518	492,246	13.5
New Tecumseth	404,709	343,957	17.7	390,152	340,840	14.5
Orangeville	--	381,325	n/a	425,483	386,129	10.2
Toronto CMA	867,841	708,301	22.5	808,729	724,488	11.6
Oshawa CMA	441,915	439,886	0.5	463,137	438,299	5.7
Greater Toronto Area (GTA)	847,304	702,718	20.6	808,464	720,851	12.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,555	17,351	13,354	56.6	577,898	9.8	556,004
	May	11,079	8.8	8,011	18,931	13,296	60.3	585,204	7.9	557,041
	June	10,180	12.3	8,105	16,735	13,627	59.5	568,953	7.1	555,930
	July	9,198	7.7	8,099	15,187	13,813	58.6	550,700	7.3	560,882
	August									
	September									
	October									
	November									
	December									
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	YTD 2013	55,497	-6.7		103,586			522,066	3.8	
	YTD 2014	58,110	4.7		102,752			564,516	8.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	488	-12.2	796	989	1,195	66.6	331,514	4.8	338,075
	February	716	-11.5	810	1,072	1,142	70.9	348,474	7.7	351,001
	March	899	-20.3	753	1,412	1,098	68.6	346,697	5.8	346,941
	April	1,145	-1.9	871	1,682	1,281	68.0	353,291	4.7	344,803
	May	1,122	-5.2	820	1,837	1,365	60.1	354,968	4.7	348,463
	June	1,028	-2.2	831	1,402	1,203	69.1	358,692	5.8	350,058
	July	948	2.5	867	1,334	1,298	66.8	359,090	7.3	352,927
	August	896	4.9	905	1,235	1,275	71.0	357,105	6.3	358,045
	September	804	10.3	848	1,341	1,224	69.3	351,669	5.0	354,363
	October	870	9.2	904	1,188	1,267	71.3	359,974	7.2	361,146
	November	679	-2.9	799	849	1,144	69.8	368,257	9.7	371,576
	December	424	8.7	774	380	1,059	73.1	356,996	9.9	370,491
2014	January	459	-5.9	748	791	965	77.6	392,353	18.4	400,249
	February	593	-17.2	671	1,002	1,075	62.4	370,120	6.2	372,690
	March	900	0.1	761	1,488	1,161	65.6	376,923	8.7	376,810
	April	1,090	-4.8	825	1,631	1,242	66.5	386,589	9.4	377,437
	May	1,268	13.0	923	1,738	1,286	71.8	387,382	9.1	379,981
	June	1,109	7.9	901	1,554	1,334	67.5	393,461	9.7	384,015
	July	1,063	12.1	968	1,479	1,422	68.0	393,111	9.5	386,741
	August									
	September									
	October									
	November									
	December									
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	YTD 2013	6,346	-6.9		9,728			352,177	5.9	
	YTD 2014	6,482	2.1		9,683			386,549	9.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

July 2014

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79	121.8	126.4	3,154	7.8	67.8	919
	May	570	3.14	4.79	121.8	127.0	3,153	7.6	67.6	915
	June	570	3.14	4.79	122.2	127.4	3,139	7.9	67.4	917
	July	570	3.14	4.79		126.9	3,119	8.2	67.0	918
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

July 2014

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79	121.8	126.4	199.7	7.0	67.5	955
	May	570	3.14	4.79	121.8	127.0	200.9	7.3	68.0	955
	June	570	3.14	4.79	122.2	127.4	202.8	7.2	68.5	957
	July	570	3.14	4.79		126.9	204.4	7.5	69.1	953
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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